

**TOWN OF POMFRET  
PLANNING AND ZONING COMMISSION  
MINUTES - REGULAR MEETING  
MONDAY, JULY 28, 2008 AT 7:00 PM  
POMFRET TOWN HALL**

In Attendance: Commission Members – Michael Wolcheski, Phil Allegretti, Maureen Nicholson, Ted Tsanjoures, Bev Champany Staff- James Rabbitt, Ryan Brais. First Selectman James Rivers. Others present: Cynthia Cole, James Gilloran, Chris and Cindy Surdam, Nancy Frasier. Commission Members not Present: Walter Hinchman, Robert Blackmer, Leah Schad, Carolyn Hopkins, Tony Amaral

- I. Regular Meeting** – Meeting opened at 7:10 PM by M. Wolchesky P. Allegretti made a motion to seat B. Champany. M. Nicholson seconded. All in favor.
1. Current Business
    1. **Approve Minutes of June 16, 2008** – M. Nicholson made a motion to approve minutes as presented. P. Allegretti seconded. All in favor.
    2. **Items to Add to Agenda** – M. Wolcheski stated an application had been received at the Town Hall for 114 Fox Hill Road, Home Occupations, that needed to be added to agenda for acceptance tonight. He would like to add to Acceptance of Applications, item d. No opposition.

**III. New Business**

1. Acceptance of New Applications
  - a. **Cynthia Cole, 12 Bradley Road, Special Permit-Home Occupation Class II** – J. Rabbitt stated the application was for a Class II as the proposal was in an accessory building. M. Wolcheski stated a Public Hearing will be scheduled for the meeting of August 25, 2008 at 7:00 PM at Pomfret Community School, if available.
  - b. **Chris and Cindy Surdam, 194 Orchard Hill Road, Special Permit-Home Occupation Class II** – A Public Hearing will be scheduled for the meeting of August 25, 2008 at 7:00 PM at the Pomfret Community School, if available.
  - c. **Laborers-AGC Education & Training Fund, 37 Deerfield Road, Special Permit, Proposed Building** – A public hearing will be needed for the Special Permit. A Public Hearing will be scheduled for the meeting of August 25, 2008 at 7:00 PM at Pomfret Community School, if available.
  - d. **Elizabeth and Jim Gilloran, 114 Fox Hill Road, Home Occupation** – Two activities are indicated with this application – both Yoga, by the first owner, and Therapy, by the second owner. The Regulations currently allow a Home Occupation by a singular owner. Time to review language is needed. J. Gilloran stated he can change the application and drop the therapy piece. Discussion. J. Rabbitt stated the second part of the application seemed to indicate the need of a Special Permit due to traffic considerations.

Dropping it appears to move it to a Class I. Jim Gilloran stated he would drop the Therapy part of this application now, understanding that if he wishes to open it at a later date a Public Hearing may be required. This will modify the application to one use, one owner. The application will be taken under further consideration at the August meeting. P. Allegretti made a motion to refund the Public Hearing fee, in the amount of \$175.00, to the applicant. M. Nicholson seconded. All in favor.

2. **Citizen's Comments** - None

3. **Correspondence** – M. Wolcheski presented a memo from Ann Hennen and the Conservation Commission regarding a presentation of the Pomfret Build-Out Analysis done by NECCOG. This will be at the Old Town House on August 14, 2008 at 7:00 PM.

a. **ZEO Report** – R. Brais reviewed permits given throughout the month and a follow-up response to John Casey regarding the Zoning Map.

**IV. Commission Business**

1. **Hilda Mosely and Lloyd Davies, Paine Road subdivision, Request for Release of Bond.** – J. Rabbitt stated there had been one issue regarding reseeded, but the seeding is done. P. Allegretti made a motion to release the total bond remaining to Mosely and Davies. M. Nicholson seconded. All in favor.

2. **Miller Family, Special Permit, Interior Lot-Request for Release of Bond** – A letter was submitted asking for release of the remaining \$250.00 in bonding for this project. P. Allegretti made a motion to release this bond. M. Nicholson seconded. All in favor.

3. **Citizen's Comments** – J. Rivers stated that the parking lot at the Town Hall is completed and is in need of landscaping and end-caps. He has had discussion with the Highway Foreman and these end-caps will make plowing and snow removal difficult. Discussion. Middle parking could be eliminated and still stay within the Regulations.

**V. Adjournment** – M. Nicholson made a motion to adjourn. T. Tsanjoures seconded. All in favor. Meeting adjourned at 8:00 PM.

Respectfully submitted,

Bonnie Ryan, clerk

Date approved \_\_\_\_\_